15 Q134 174 15 17 154 18 162

Magee.

PRENCH DEPRINCE

Kna

QK13

QHA Kt4

QK13 -KR3 -K12 K-R2 F-Q4 F-R5

RxP Castles

1612

-KB

Wante

W 907.

28 Kt 196
29 B K3
30 PAB
31 Q R8
32 Q K17
33 PAQ
35 B Q6
36 P K18(Q)

37 Hx H 39 H Q6 30 H R3

49 F 2 P 50 H B4 51 R Kt3 62 K K C P

Lasker.

KB3

KRS

White Black 23 Kt. K3 R. R2 24 QR. Kt. QR. KK0 25 Kt. QS B. K2 36 P. KR4 P.P. 27 Kt. M.P. Q. QR 28 P. KR4 P. KD4

46 Q - 113 Q - 188ch 41 K - 112 Et - 189ch 43 QxKt - QxQ Dealens

Hamiston, Residant, 1 Mise | 1 Pake | QAP | 2 QAP | 2

21 QH - R 22 H - QI 22 H - RI 24 K R - Q 25 P - QH5 26 K - X R 27 K - B 28 P x P 29 Q - R5

JURY VERDICT DOES COUNT.

Division of the Supreme Court reinstated

the verdict, saying

DEREGULAR OPENING.

Hampton, Kerdanz, Hampton, Kerdang,

B 162 Q K13 Q K13 P 163 Q Q5 KH KK1 25 P 164 37 P 164 38 P 167 29 Resigns.

DESERVED OPENING.

F 13

P QS E: B4 P B3 QXP P KB3 B K2 Rt Q5 QXK10h QXKP

1 P K1 2 P K14 2 P K14 V K5 P

25 Pagp 26 Rap 27 Ktall 28 Qap 29 KR

SICILIAN DEPENCE.

Fashington Decree Good Here, Heenipe When she tiot It Her Husband Was Still Domictica in Washington Court Declares for National Divorce Law.

A divorce obtained by Harriet R. Lacey the State of Washington against Frederick T. Lacey without personal service of the summons within that State or an appearance by the defendant is sustained yesterday by Justice Leventritt of the preme Court in a decision passing at length upon the laws applicable to foreign divorce. Usually such decrees have been thrown out in this State, but Justice Leventritt draws distinctions to sustain the decree

Lacey is now a member of the firm of Douglas & Lacey, stock brokers, of 66 Broadway, and is a resident of this city. He had married the plaintiff in 1884 and in 1888 they became residents of the State of Washington. He got into business difficulties and left his wife in 1892 to go to Central America, expecting to rejoin her. He came to this city in 1883 and went to Chicago as a hotel clerk for awhile. The Court says he probably did not become a resident here until about 1897, when he first voted here. Meanwhile, he ceased to correspond with his wife, and in July 1894, she got a divorce from him in the State of Washington on the ground of desertion. He learned of the decree several months afterward and, acquiescing in it, married Caroline Louise Price on Feb. 23, 1901

Then his wife sued him in this State for another divorce and urged that her own decree obtained in Washington was invalid. Among the points raised in opposition was that the general rule could not be invoked except in favor of a citizen of this State, and that as Lacey continued to be a resident of Washington up to the time the decrees of his wife was granted, the decree was good against him as a citizen of that State. Before taking up a number

the decree was good against him as a conformation of that State. Before taking up a number of precedents the Court says:

In the lamentable state of conflict which exists in the divorce laws and decisions in the various States and the various courts, and in the absence of that consummation, much to be wished, a unifying, clarifying, national divorce law, we must follow the decisions of our own courts except in so far as a different command is laid upon us by the pronouncements of the Supreme Court of the United States. United States.

The Court points out that where Dakota

and other decrees have been set aside the party who obtained the foreign divorce was a resident of this State or was domiere at the time of those proceedings ciled here at the time of those proceedings in the foreign State. In the present case, the Court says, Lacey was neither a resi-dent of this State not domiciled here in 1894 when the decree was obtained in Washing-ton, but as a matter of law he continued to be a resident of Washington until about 1897, when he took up his permanent resi-dence here. The opinion proceeds:

dence here. The opinion proceeds:

Our Court of Appeals has not suffered the status of a citizen or resident of this state, one owing allegiance to it and to which it owes the protection of its laws and sovereignty, to be changed by a decree of divorce secured in another State upon service other than personal within the borders of that State I do not regard myself concluded, however, by any decision in this State from giving extra-territorial force to such a decree where the party brought into the foreign jurisdiction by substituted service was not domiciled and not resident within this State.

This declaration of law is novel and is

This declaration of law is novel and is likely to have an important bearing on litigation over foreign decrees, for it would apply as well if Lacey had been suing to set the decree aside. But the dismissal is further based on a ground applying only to the plaintiff's position. The Court says: She evoked the jurisdiction of the Washington court and in all equity and good conscience she should not be permitted to attack the authority of the decree which her own acts induced the court to grant her.

PAUL FORD'S BABY REIRESS. Succeeds as If He Had Left No Will -Dower Only to the Widow.

asked yesterday what effect on the will of the late Paul Leicester Ford the birth of his daughter Lesta, who is of course unprovided for in the will, will have.

The general opinion was that the entire estate, barring the widow's dower and a certain part of the bequests made by Ford to his brother Worthington and to his sister, Mrs. Skeel of Tarrytown, will go to the child. The question of greatest interest in the matter is whether Worthington Ford and Mrs. Skeel will be able to keep the bequests made to them in their entirety.

Paul Ford's purpose in giving his share in the old Brooklyn home of the Fords to his sole remaining brother, Worthington, was to perpetuate the family name in connection with the place. It may be necesmary for Worthington Ford to make compensation to the child in order to hold the

pensation to the child in order to hold the property. Mrs. Skeel, too, may have to give up a share of her bequest of \$5,000.

On the other hand, the Surrogate may set aside the entire will, leaving things in precisely the same condition as though Ford had died intestate. It is not generally believed by beiteved by lawyers, though, that the law calls for such action. So far as the child's right to the residuary estate, outside of Mrs. Ford's dower, there is no question. Chaper 316, section 49, of the Revised

Statutes, referring to this very situation,

is as follows:

After-born child, if unprovided for, to have portion: Whenever a testator shall have a child born after the making of a last will, either in the lifetime or after the death of such testator, and shall die leaving such child, so after-born, unprovided for by any mettlement, and neither provided for nor in any way mentioned in such will, every child chall succeed to the same portion of such parent's real and personal estate as would have been descended or been distributed to such child if such parent had died intestate and shall be cutified to recover the same portion from the devisees and legatees, in proportion to and out of the parts devised and bequeathed to them by such will.

In the event of the death of the Ford

In the event of the death of the Ford child before reaching its majority, the entire estate of the late Paul Ford would revert to his widow, to whom the will leaves

A SULLIVAN'S PARTNER HELD George Engel Charged With Resisting the

Police in Front of a Gambling House. George Engel, who is not a son of Martin Engel and who is a member of the Tam-many law firm of Sullivan, Goldsmith & Engel, was arraigned in Jefferson Market court yesterday charged with interfering with an officer by Detectives Nugent Costigan and Sackett of Inspector Harley's staff. Engel and a man who said he was James Wilson of 215 West 105th street, were arrested early yesterday morning in front of 122 West Thirty-fourth street, which is said to be Lou Betts's gambling bettse

The detectives told Magistrate Mayo that they were attempting to gain an entrance to Betts's place when Wilson and Engel came up. Wilson, they said, told them there was "nothing doing" in the house and when they started to follow him up the steps, called them vile names and assaulted Costigan. Engel tried to break way from Descripts Sackett and rescue

assumited Costigan. Engel tried to break away from Detective Sackett and rescue Wilson from Costigan and Nugent.
Engel said, in his own behalf, that he was simply trying to get the detectives to quit punching Wilson, who, he thought, was being abitsed. Magistrate Mayo adjourned the case until Monday, paroling Prized and holding Wilson in \$500 bail.

Therita's Second Trial This Week.

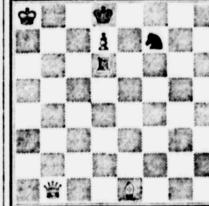
Poisee Captain Herlihy's second trial Second tri

OUR CHESS CORNER.

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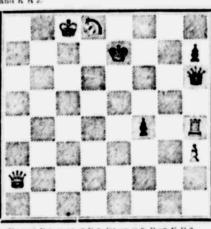
E Kon KBS Qon K Kt 4 Ron Q Kts on Q R 4 and Q B 2 Ron Q 7 Ps on K 5 K Kt 2 and K Kt 3 WHITE NINE PIECES.

9



Kon QRS; Qon QKt; Ron Q6; Bon K; Pon WHITE- PIVE PIECES. White to play and mate in two moves END-GAME STUDY -BY HENRI BINCE, BARCELONA.

BLACK-PIVE PIRCES



Kon QBs. Qon QR 2 Kt on Q 8. Pon KR 3.

WHITE—FOUR PIECES.

White to play and win.

SOLUTION TO PROBLEM NO. 1114.

1. K—B 2, Kt—B 7, 2 Q—Q 3 ch, K x Q, 3 Kt—K 5 mate. K 5 mate. 1 K-B 2, B-Kt 6: 2 K-K 2, any: 3 Q-Q 3 mate. 1 K-B 2, B-B 5: 2 K-K 2, &c. 1 K-B 2, R 8 P 2 K-K 2, &c. 1 K-B 2, R 8 P 2 K-K 8, K-K 4 5 Q-K 5 mate.

1 K - B 2, B - Kt 6: 2 K - K 2, any: 3 Q - Q 5

1 K - B 2, B - B 5: 2 K - K 2, &c.

1 K - B 2, R - B 6: 2 K - K 2, &c.

1 K - B 2, R - B 6: 2 K - B 5 ch, K - K 6: 3 Q - 15

15 Q 102

11 K: B 8

12 K B 8

15 Q KK12ch Q

15 Q KK12ch Q

15 Q KK12ch Q

16 K - B 2 R - B 6: 2 K - B 5 ch, K - B 5: 3 Q - 15

17 Q x Q F x

Q 3 mate. 1 K-B 2, R-B 4 2 Kt-B 8 ch, R-Q 4 3 Q x R mate. i. K—B 2, any other; 2. Q—K 3 ch, K—Q 4, 3. Kt —Kt 8 mate. 1 P K4 2 K1 - KD3 3 H - K15 4 H - H1 5 K1 - H3

SOLUTION TO PROBLEM NO. 1115. 1. K-B, Q x Q, 2 Kt-B 6 mate 1. K-B, Q x Q, 2 Kt-B 6 mate 1. K-B, Q x Lisewhere, 2 Q-K or Kt-B 6 mate, 1. K-B, Rt moves, 2 B-K mate, 1. K-B, P-B 3, 2 P x P mate, 1. K-B, P-B 4, 2 P x P c p mate, 1. K-B, P-B 4, 2 P x P c p mate. K-B, P-R 6, 2 Q 1 P mat

SOLUTION TO RINCK S END-GAME STUDY

1. Kt — Q. 7. P — K. 5. (1f. b) — B. 6. or B — B. 2. follows

Kt. x. P. K. — R. 4. e. 2. Kt — B. 6. P. — E. 8. Kt — Q. 5.

B. — Q. 7. or B — Kt. 3. (1f. P — K. 7. 4. Kt — B. 4. ch. &c. ; 1.

K. Kt. x. P. B. x. Kt. stale mate.

Correct solutions received to problem No. 1.114

from A. M. Lention, Hoboken, N. J. H. W. Sennet

der, Hrooklyn, R. C. Mentersen, New York, Charles

Kepfer, New York, F. G. Heuser, Brooklyn, Frederick Driscoll, New York, H. W. Darry, Boston,

MANN, O. C. Pitkin, Stracuse, N. Y. Robert Howard Hixon, New York

Correct solutions received to problem No. 1.115

from F. G. Heuser, Brooklyn, Charles Kepfer,

New York, R. C. Mentersen, New York, H. W.

Schneider, Brooklyn, A. M. Lention, Hoboken,

N. J. Prederick Driscoll, New York, H. W. Barry,

Boston, Mass. W. A. Clark, Brooklyn, R. L. Stone,

Wishington, D. C. O. C. Pitkin, Syracuse, N. Y.

Robert, Howard Hixon, New York, J. W. Mac Nider, SOLUTION TO BINCK'S END-GAME STUDY

Noston, Mass. W. A. Clark, Brooklyn; R. L. Stone, Washington, D. C. O. C. Pilkin, Syractuse, N. Y. Robert Howard Hixon, New York, J. W. Mac Nider, New York and Correct solutions received to Rinck's endgame study from charles Kepfer, New York, R. C. Menter, Sen, New York, H. W. Schneider, Brooklyn, Sen, New York, H. W. Schneider, Brooklyn, Frederick Driscoll, New York, West Islip, Babylon, N. Y.; H. W. Barry, Boston, Mass., O. C. Pitkin, Syracuse, N. Y. Additional correct solutions received from F. Warwick, St. Paul, Minn., to 1.113.

Additional correct solutions received from F. Warwick, St. Paul, Minn., to 1.113.

CORRESPONDENCE.

A. R. Dennison, New York—Al. bl. cl. dl. cl. fl. cl. hl. stand for QR, QR, QR, QR, QR, E. B. T. S. L. stand for K. Q. R. K. and B. respectively, a2 for QR2. &c. K. D. T. S. L. stand for K. Q. R. K. and B. respectively, for ch. &c. The opening moves according to German notation in the Schmidt Kaiser game, as appended would therefore read as follows—1. cl. c5. 2. S. c3. S. c5. 8. d. 4. c4. g. J. L. c7. 5. L. 92. dd. dc. This notation is also used in Russia and Italy with the only difference that the Russian and Italian initial letters of the pieces are used instead of the German Initial letters.

R. H. Thomason, New York—Nothing has been decided in that matter at present. You are advised to read The Son, which in all probability will give an early announcement of the meeting in question.

Car. 181111-105-0				
W halle	Black.	White	Hitterk.	
1 P K4	P QB4	28 B - K4	F B4	
2 Kt - QB3	K1 Q133	29 QXQ	ORXQ	
3 Kt - 113	P 83	30 () 5(12	Rt Q5	
4 P KK13	B- K2	31 QR Q	KI KI	
4 P KK13 6 H K12	P Q3	32 17 433	KUKU-B	
AR A THE WATER CO.	Kt 133	23 K R	KIARD	
7 17 (34	Castles	33 K R 31 B K7	KUKU-B KURP R B2	
9 Px BP	P K4	35 ExP	Kt - K3 Kt - B3 K - B	
9 PRBP	178.15	20% 13 % F*	K1 B3	
10 B - K12	B K15	37 B K3	N 15	
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	HAKI	38 P K14	R 02	
12 (3) (3)	Kt -05	30 P - K15	Kt K2	
13.0 -03	K1 -Q2	40 12 123	Et - Kt3	
12 Q x B 13 Q Q q q 14 R 1 Q 5 16 P Q 103	81 K14	41 R 187 42 H 18	Kt Kta Kt Ra	
15 P - O13	Kt QB3	42-11-14	K 1 × 11	
16 T K 154	PAD	43 KxK1	K - 62 K - K13 K - 84	
17 PXP	B R3	44 B K3	K K:3	
18 P K5	Kt Kt3	45 K - 113	E 514	
10 12 (2)114	Q PS	46 13 (3)	F: K (32	
20 O E3	OR QB	47 P -155	Kt ()	
21 P OR4	Kt Q	47 F - 155 48 F - 106 49 RxR	PAP	
22 F - R5	Ki - Q2	49 Rest	Etell	
23 B Q B3	R K	50 F 1 P	R QB	
21 P OR4 22 P - R5 23 R - OR3 34 Q - R3	K1 - (3133	51 P - H7	E KB2 Kt Q FAP ELVR R QB P KI4	
25 B - K	0 0	52 R QK1	Frs Fr	
26 Q-115	18 18	53 BXP	Resigns.	
27 13 114	Q K			
RCT LOPEZ.				
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White.	Bluck.	W hite	Historia.	
1 P K4	P K4	23 Kt Q5	R Kis	
	J. 18.7	The second second	5.5 JAN 107	

P E15ch K K3 R QKts R R7ch

If You Are Conducting a First-class Sum-

mer Resort nake its locality known through THE SUN'S Ben readers seek such places. - Ade.

IN SUBURBAN WESTCHESTER.

ITS INEXPENSIVE HOMES AND GREAT COUNTRY HOUSES.

Development Expected From Improved Transportation tottages and Building sites in Bemand Present Seats of Active Building Construction.

Never before in the history of New York city were so many transportation improve-ments being carried on as now for bringing the outlying parts of the metropolitan dis-trict into closer touch with the centre of popu-lation in Manhattan. The betterments in communication under way or assured affect Brooklyn, Queens, adjacent New Jersey, Staten Island, The Bronx, and Westchester county. In each of these suburban locali ues, consequently, a form of real estate development common to them all has sprung up, shich supplements the extraordinary building movement that has been in progress for several years in Manhattan. In Manhattan yast sums are being expended in the construction of business buildings, hotels, apartment houses, tenements, and costly private resiiences Inexpensive private dwellings, on the other hand, have ceased to be projected there, and the seat of activity in the production of this class of housing has been transferred to the suborbs

Construction work in suburban Westchester is marked along two distinct lines. West-chester county is preferred by people of wealth as a place of summer residence, and is being laid out in great estates on a more extensive scale than any other locality in the environs of the city. A large proportion of the new buildings projected there are expensive country residences. The direction which housing construction has taken in Manhattan helps to facilitate the practice on the part of people of means to maintain small temporary

Similar in character to New (Rochelle are establishments in the city, in apartments or hotels, and to live the greater part of the year on country piaces, as at Yonkers, Mount Vernoa, New Bochelle, Tarrytown, White Plains, Scarsdale, Tuckahoe, Mamaroneck, or Rye. The more picturesque and attrac-tive parts of Westchester county, including ines and macadam roads having given ac-

Country houses are almost invariably built to order, and are not infrequently elaborate and costly affairs. The bulk of the speculative building is concerned with the production of private dwellings designed to Because of its picturesque location, Oriensell at \$4.000 to \$10.000, and is confined to the duction of private dwellings designed to sell at \$1,000 to \$10,000, and is confined to the their environs Generally speaking, con-struction work in Westchester county is either less expensive or of an entirely different order from that which prevails in the settled Bronx will therefore benefit equally from the opening of the Rapid Transit railway and the New York and Port Chester trolley. while the betterments contemplated at the Grand Central Station and in the Park avenue

able operation of the Rapid Transit Railway its management will find it expedient to pay particular attention to the develop-ment of long distance travel. For short rides the public will undoubtedly prefer the surface and elevated roads. This view is supported by what is known of the project for the construction of the New York and Port Chester trolley. The trolley line is designed as a feeder to the Rapid Transit road, and the financial interests behind both. Prospect street, and comprises about ninety.

commsbridge, Mount Vernon, New Rochelle, and other municipalities in Westchester county, to a point on the boundary line bein the United States. Its train schedule five minutes. A trolley running from the proposes that the trip from the State line station passes the Post rend entrance every

to the City Hall shall be made in fifty four minutes, and his frains will be run every twenty-food hours.

The existing troiley systems in Westchester county will be doubt be extended or medified so as to land passengers at the northern terminals of the Rapid Transit road. The opening of the subway is logically certain, therefore, to introduce a new era in the suburban devicionment of lower Westchester county. Its offect will be especially important in encouraging the speculative construction of mexpensive dwellings and in stimulating the rental demand for summer cottages. Even with present transportation facilities a very considerable amount of constructive work is going on, and leading real estate firms, like Bellows & Warren and Jenkins. firms, like Bellows A Warren and Jenkins
A Simpson of Yonkers, whose business extends throughout suburban Westchester,
report a larger call for turnished and unfurnished summer cottages than can be met from the existing supply of houses with Kensico, where bass and pickerel abound modern conveniences. The lake is the property of New York offi

modern conveniences.

Belmont, a settlement owned by the New York Realty and Trust Company of 489 Fifth six miles in circumference and is skirted by avenue, New York, is at the junction of Yorkers and Central avenues These are both im-portant thoroughfares, Yonkers avenue bevenue, which begins at Macomb's Dam

nated at Woodlawn Cemetery, is now con-tinued as Central avenue to White Plains. tinued as Central avenue to White Plains, for then sold to the Brentwood Plaza Com-tro this avenue through Belmont is a double pany lifty-three and a half acres. The trans-

At a fourth trial of an action of the estate of Simon McCann. to recover damages from the New York and Queens County Railway Company because of his death, the jury brought in a verdict of \$5,500 and the court set it aside as against the weight of evidence. On Friday the Appellate Division of the Supreme Court reinstated The administration of jurisprudence where densely settled on the high ridge which over-The administration of jurisprudence where trials by jury is preserved goes upon the theory that the judgment of twelve laythen upon a question of fact is safer than that of a smaller body of judges who are note removed from the people. An unwarranted exercise of this power to set aside verdicts would sooner or later bring the Judiciary into disrepute. We think any further interference with the verdict of the jury in this case would be unauthorized and unjustified.

McCann was driving a coach to Calvary districts. These lie south and the past spring is said to have been one of unusual activity in building operations in Harrison.

into disrepute. We think any further interference with the verdict of the jury in this case would be unauthorized and unjustified.

McCann was driving a coach to Calvary Cemetery when he ran into a car of the defendant. He was thrown off and sustained injuries from which he died.

At the first trial in November, 1897, a verdict of \$6,000 was obtained, but it was set aside on appeal as against the weight of evidence. The court was then divided. The next trial brought a verdict of \$6,000, but it was reversed on appeal. At the third trial before Justice Giegerich he refused to disturb the verdict of \$12,000 was rendered and it was set aside on appeal as against the weight of evidence. The fourth trial, in which the verdict of \$12,000 was rendered and it was set aside on appeal as against the weight of evidence. The fourth trial, in which the verdict of \$12,000 was rendered, was set aside by Justice Giegerich, in attempting to follow the divided opinions on the prior appeals. The Appellate Division again divided on Eriday, Justice McLaughlin and Ingraham concurring in a dissenting opinion.

success in disposing of building sites, partly cause of the lay-out of the tract in plots of

because of the lay-out of the tract in pure of dimensions, mostly 50x125 feet, convenient for suburban improvement.

Mount Vernon is an iniand town, on the N Y, N H and H E E, and on the New York and Harlem division of the New York Central system, situated on a rolling plateau that slopes toward the Sound plains it has no industries of importance, but is dis-tinctly a residence settlement. A large percentage of its residents are commuters to Manhattan. The better residence sections are south and north of the trade centre, the older section on the south, the newer and more rapidly growing, on the north. Property is sold under restrictions which tend to maintain the high character of the place A direct trolley line and two railroad lines connect Mount Vernon with New York. The trolley road is much patronized by out-ing parties to Bronx and Pelham parks.

New Rochelle on the Sound has more the character of a summer resort and place of summer residence than either Yonkers or Mount Vernon. It is a wealthy place and well best, but the summer test of the summer residence than either Yonkers or Mount Vernon. well kept, but its summer population out-numbers the resident by three or four to one Profit has been found in building and furnishing houses for rent for the summer. People come from far inland cities to spend the summer with their families and servants. At New Rochelle the City Realty Company is engaged in developing a tract of 155 acres,

is engaged in developing a tract of 155 acres, to which the name of Beechmont has been given from the growth of trees with which it is covered. The property is muated on North street and was formerly known as the Montgomery estate. It is on a high elevation, overlooking the Sound, and is being improved along distinctive lines, each building site comprising an acre or more of ground. A road is about to be opened through it to the Larchmont station. Besides railroad and trolley service, Beechmont has gas, water and well-kept streets and enjoys a location of great natural atand enjoys a location of great natural at-

Mamaroneck, Rye, Larchmont and a score of lesser settlements between New York and Stamford, Conn. White Plains, Scarsdale and Tuckahoe, on the New York-Harlem road, correspond in general to Mount Vernon Their setting is rural, in a country with good roads, rugged scenery and many picturesque and highly improved estates. Dunwoodie, Bryn Mawr, Nepera Park, Mount Hope, and Wampus, have, as a matter of fact, become great residential parks, the opening of trolley Ardsley. Elmsford and Tarrytown Heights are smaller settlements on the New York and Putnam road in the beautiful Nepperhan Valley A fine highway parallels this road and river. Hastings, Dobbs Ferry, Irvington

neighbordood of railway stations, notably Yonkers, Mount Vernon, New Rochelle, and trolley travel, however, and its attractiveon, New Rochelle, and trolley travel, however, and its attractive-ness as a place in which to live has induced many wealthy New Yorkers to take up residence there many wealthy New Yorkers to take up residence there many wealthy New Yorkers to take up residence there many wealthy New Yorkers to take up residence there many wealthy New Yorkers to take up residence there many wealthy leading the state of the legal profession, and leaders in other business pursuits are among its mental for the state of the legal profession, and leaders in other business pursuits are among its attractive-ness as a place in which to live has induced many wealthy New Yorkers to take up residence there are not provided in the legal profession. It is washed on three sides by the Long Island Sound, affording abundant facilities for boating and fishing. The whole country about is noted for its healthful locatractive drives. Building sites may be had from a tract of about 100 villa plots. The it is believed that to secure the most profit-ble operation of the Rapid Transit Railway ten of graded streets, electric light service and water mains.

At White Plains the New Netherland Realty

Company of 503 Fifth avenue, New York, has developed a residential park called Prospect Hill Prospect Hill is midway between the Hudson River and Long Island Sound, one Prospect street, and comprises about ninety acres of well-kept lawns, with high-class The main branch of the Port Chester road residences, ranging in value from \$10,000 to The main branch of the Port Chester road starts at Willis avenue and 132d street, and truns northeasterly through Fordham, Williamsbridge, Mount Vernon, New Rochelle, and are lighted by electricity. Pure water

is supplied from the village, and sewers are laid through the roads.

A high elevation commands the surrounding country. The historic village of White county, to a point on the boundary line between the States of New York and Connecticut, north of the village of Port Chester
It is stated that its cars will be run through
the Rapid Transit subway directly to the
Manhattan City Hall The Port Chester
road is the most notable example of highspeed electric rulroading ever attempted
speed electric rulroading ever attempted
speed electric rulroading like train schedule.

and supplies The Bronx with water

The Valhalla Democratic Club is the largeportant thoroughfares, Yonkers avenue hering the only direct road between the Hudson liver and Long Island Sound, and Central avenue being the continuation of Jerome avenue, which begins at March 1985 avenue be-A growing community is Harrison A local newspaper says of it: The modern development of Harrison

dates from the year 1892, when William Poractions for several years were confined track electric trolley from New York, while on Yonkers avenue, east and west, a similar line runs from the Hudson River to Mount Vernon. New Rochelle and the Sound. The elevation at Belmont is 100 feet.

Belmont has water, gas and electric lights, and while the method has been to dispose of the land by a plan which gives the purchaser. For thirteen years, but has been in business for thirteen years, but has been in business.

and their environs are the chief seats of the distinctly suburban building movement. Yonkers, with a population of 48,000, is most. South side of Halstead avenue by the purchaser, who has also laid out the adjoining

Real Estate News.

Douglas Robinson, Charles S Brown & Co have sold for the business centre—at and apacent to Park Hill, Ladlow and Lowerre stations, and along Warburton avenue, North Broadaway, Palisade avenue, Park avenue and on S Amackassin Heights.

The Park avenue and Amackassin section is at the top of the ridge, and since electric railways have made it easily accessible from the lower levels it has grown rapidly. The Park avenue electric cars run from the depots and shopping district directly to the heights. Park lill is one of New York's most noted and finished suburbs. The settlement, 200 feet above the Hudson, is reached from the rudway station by an Orise elevator and window roads of easy grade it is a strictly residential section, without shops or business of any kind, and its clubbouse is one of the social centres of Yonkers. Richmond Park is another restricted residence subdivision of Yonkers, located on Kimball avenue, a quarter of a mile above Van Cortiandt Park. The representative of the property is E. R. Ware of 641 Columbus avenue, New York, who has found ready.

Bloom Robinson, Charles S Brown & Co have sold for the Sterling Ready Company to Stowe Paelps No. 132 East Seventy-chird is store Paelps No. 132 East Seventy-chird by the Nation of 18 town of 18 town

mediated with Charles Buermann & Co.
herohers in the trade of Nos att to at? East
fith street for the southeast corner of Leveston avenue and Ninety-fith street, which
as reported yeakerday. The transaction
volved property valued at \$200,000.

E. H. Lindiow & Co. report the following
stals. No. 44 Water street to John T.
almer No. 26 Front street to Haidwin Bros.
to. No. 37 Pearl street and No. 28 Brodge
reet to Thomas J. Lipton. No. 28 Moore
reet to the Havenever Oil Company. No.
Pine street to the Union Melasses Comsny. No. 147 Spring street to the United
lates Paper Company: No. 28 Cedar street
the John Ward Stationery Company. No.
Moore street to Robert C.
Blancke. No.
3 Water street to Fish & Brown, and part
the Centennial Building to James Reid
Co.

of the Centennial Building to James Relation A Co.

Dean Alvord reports sales at Prospect Park South aggregating \$89,500, Among them are the following: To Edward 5 Crasin, for \$16,000, a dwelling with plot \$60x100, on the east side of Rugby road, 125 feet north of Beverley road; to Capt C O Rockwell, for \$4,000, the plot 50x100, on the west side of Argyle road, 120 feet north of Albemarie road, to John E Nitchie, for \$4,400, the plot 55x100, on the west side of Rugby road, 260 feet north of Albemarie road, and to Mary J Harrison, for \$16,250, the dwelling, with plot \$5x100, at the horthwest corner of Beverley and Rugby roads.

Real Estate Transfers.

DOWNTOWN.
(South of Fourteenth at.)
(South of Fourteenth at.)
(Sold of Fourteenth at.) \$33.500. \$40.500 \$40.500 \$15.000 \$1.000 \$1.000 \$40.500 \$10.500 \$1.000 \$10.750 \$1.000 \$10.750 \$10.500 \$10.500 \$11.500 \$10.500 \$

RAST SIDE. East of Fish ar, between Fourteenth and 110th sts.)
Avenue B, n w cor 17th st, 120.8322; General
Flectric Co to J Leland Wells, r s 331.25
Lealington at, 1584, w s, 16.23.75.5; Solomon
typenheimer to Charles S Guggenheimer,
mitge \$10,250.
Lexington av, s c cor 95th st, 55.8395; Theodore Cohen to Israel Lippmann, all liens.

West of Fifth ar, between Fourteenth and 110th sts. (West of Fifth ar, between Fourteenth and 110e
hist st. 8 s. 100 w Amsterdam av. 37.6x102 2;
Emma Condit. Smith to S J Silverson
17th st. 25 W. 26x19 block; 18th st. 20 W. 25x
19 block. William C Holbrook. exc., to
Fracst G Stechman, r s \$12.25, mtgc \$60,000
45th st. 166 W. 20x100 5. Annie R Neeler to
May Irwin, r s \$2.
102d st. 103 W. 26x100 11; Henry D Sedgwick
et al, heirs to Whitam Buhier, r s \$2.50,
mtgc \$13.000.
S2d st. 48 W. 20x100 4; William R William
to Minnie K Young, b and s. R. William

to Minnie & Young, b and s.

HARLEM.

(Manhattan Island, north of 110th st.)

8th av. 2816, n w cor 153d st. 25x100, Robert

V Gardiner to Sona M Loebinger, mige
\$34.305

12stts st. 335 w 3d av. 25x10.11; Jacob Silberman to Eva Weitfisch, r s 75 cents,
mige \$15,000

181st st. n s. 42.8 e Anthony av., 35.3a irreg. Catharine Clinton to Sarah T Loss et Catharine Clinton to Sarah 1
al. q s
al. q s
162d st. s s. 170 w Tellar av. 125x115: Peter
Daly to Francis Keel.
Woodycrest av. w s. 206.10 n Devoe st.
15.11x83.1x15.10x32 s. Franklin J Owen
to Max Just; mize \$4.00 st. 27.2x83.10x
26.4x — Dennis F Ryan to Mary A
Ryan
Union av. old line, w s. 311.5 n 185th st.
runs w 135x s 37.6x w 35x5 x e 170 to av
x n — Ella Meyer to Harry C Bryan,
0.00 Valentine av. n. s. 92.6 e Transverse road or 200th st. 25x100. William J Kavanagh to William Sohmer, mige \$1,000 ad av. 390. w. s. 25x100. Henry Dreyer to Jurgen H Lunamann, r. s. \$2.25, mige

Recorded Leases.

Madison st. 319, n w cor Gouverneur st: Har-ris Goldman to Ignatz Kaufman, J yrs. 1780 68th st. 302 and 264 W. 304100.5; John F Cock crill to Edward Kupper, 5yrs. 1, 300-1,500 58th st. 148 F. Abraham Siegel to Oscar Hacker 2 1 STS 123d St. 156 E S H Beier to Daniel J Cuy-kendall, 51, yts.

EAST SIDE.
(Fast of Fifth as between Fourteenth and 110th sts.)
[Where no interest is stated read 5 per cent.] Avenue B. n w cor 17th st J Leland Wills to Title Guarantee and Trust Co. 3 yrs. WEST SIDE.

(West of Pifth at, between Fourteenth and 110th its.)
17th st. 25 W. 18th st. 20 W. Ernest G Stedman to William C Holbrook, excre and
ano. 1 yr. \$17,000 (Manhattan Island, north of 110th at)

131st M. ss. 107 6c Madison av. James Forbes
to Jeanie Durlop, I yr.
131st M. ss. e Madison av. same to same, I yr.

(Borough of The Brong.) 3d av. 3800. Jurgen H Lunsmann and and to Henry Orever, due June 1, 1965. Clinton av. w. 8, 25 n Fairmount pi, Lina Mechally to Nobert Hogers, 3 yrs. 6 per

Mechanics' Liens.

pold Wertheim
Same property. Antonio Lascari vs same
Same property. Oriando Luccaini vs same
Same property. Oriando Luccaini vs same
sti st. 61 W. A Fradella & Co vs Dr Brewer
16th st. 62 and 644 E. Michael Foley vs Amer1can Pastry and Manufacturing Co.
Canal st. 87. same vs Louis Rubenstein.
Madison av. 1715. Louis Peristein vs John
Doe Poet 125. William J McDermott vs East India Co. Fast Houston st. 226. Leib Zimmerman vs Moritz Schwartz. 128th st. 246 and 248 W Frank Closy vs. J. Walker. Park av. 1328. James Healy vs. Paul Wilson.

Sattsfied Mechanics' Liens. nn av 638. August F Frahling vs Law-nec McGrath, Jan 18, 1992.

Lis Pendens.

oth at s. s. 156.3 e mh av. 18.9x100.8; James Carlew vs. Maggie F. Forster action to discontinue engroschment; atty. Jones & M. Broadway, e. s. 56 n. 251st st. 50x60; Alexander J. Herefolt vs. John Burfeindt and anoj action to reform a contract, atty. M. H. Hayman.

Foreclosure Sults. et al. exers and Iristers. Ac. vs Katharina Johns et al. exers and Iristers. Ac. vs Katharina Johns et al. atte Ir W Sheldon.
St Nicholas av. a w cor 153d st. 127 0x107 10x1rreg. Cutters. Savings Bank vs Jacob D Butler and ano. att) s. Pirsson & B.

Building Loan Contracts. h av. e s. 05 s 89th st. 50.8v127.5 Joseph Hamershlag loans John C Umberfield . \$120,000

DOWNTOWN.

(South of Fourteenth at.)

Exchange pl. 43-48 (west) five story office building: Wall Street Exchange Building Company. 25 Nassau st. owner. Clinton & Russell 22 Liberty st. architects, cost \$700,000 Brising at \$1.84-80. six story tenement. Moses A Stone 982 Lexington av owner. Sasi & Smallheiser. 23 Park row architects.

Sas: a Smailheiser. 23 Park row architects. cost.

Broome and Greene st. n. w. cor. Improvement to lofts. Helen's Ranallo. 17 W 3rst. st. owner. G. K. Thompson. 66 Broadway. architect. cost.

Broadway. 26 improvement to office building. Standard Oil Company, premises, owner, same architect. cost.

Whife st. 47 49 improvement to lofts and store W.F. Chryste. Hastings on the Hudson owner. C.O. Whitenack. 6 Suffivan st. architect. cost.

New Chambers st. 74 76. Improvement to stable. American. News. Company. 36 Chambers st. owner. R.D. Anable. 21 Park. Row, architect. cost.

Av. D. 14. Improvement to tenement and store. Simon Silverman, premises, owner, Horenburger & Straub. 127 Bowery, architects. cost.

Clinton at 126 28. Improvement to store.

tects cost
(Inton 81 126-28) improvement to store
and half, 8 Findelholz, premises, owner,
and half, 8 Findelholz, premises, owner,
(0th st. 229 I: Improvement to tenement;
Jacob Seitz, 229 S (th. st. Brook) in owner,
II. Regelmann, 133 7th st. architect, cost BAST SIDE

(East of Fifth ar., between Fourteenth and time sts.)
18th 8t, 43t 37 E, improvement to factory.
American Carbonate Company, premises,
owner, between & Cordes, 139 Fifton 8t,
architects cost.
19th 8t, 19 E, improvement to dwelling 8
Hockstadler, owner, Herts & Tallant, 32
E 28th 3 architects cost.
18t av. 100 80, improvement to tenement,
tieorge Abendsheim, 150 E 92d 8t, owner,
Julius Spindler, 1800 3d av. architect;
cost. cost 79th 8t, 550 E. improvement to dwelling: Dr Nathan Opperheim, premises, owner; H I. & F A Parkhurst, 156 5th av. architects, cost 46th st. 225 E. Improvement to tenement and store. Ignatz Goettler, premises, owner F. Phesing, 97 7th st. architect. Madeson av. 943 improvement to dwelling. Fellx Pfeiffer, 103 E 10th st. owner. H Regelmann, architect. cost 33d st. 12 E improvement to dwelling. W G Oakman, preinises, owner. Heris & Tal-lant, 32 E 28th st. architects, cost

West of Fifth at, between Fourteenth and 110th sts.)
Tal st. 173 W. five story dwelling. Charles
Isana Gibson, 19 W. Sixt st., owner, Mrklin,
Mead & White, 160 5th av, architects.

HARLEM.

Manhattan Island, north of 110th at 1
Tth av. cs. 1481 117th sts. one story storage,
Metropolitan Street Hallway Co. 631

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Also water fronts in Hudsokly. States its

on the Hudson, a superb site for a genuing seat. Also a very desirable corner in the 9th Ward, 63a7, ripe for improvement. Also water fronts in Brooklya, Staten Island and New Jersey.

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B. L. KENNELLY, 7 Pine St.—Offers a lot. 25a9t, with an old building, on East 17th st. near Broadway price. 58x,000; want offer Also, two five story tetaements in West field of the Story of \$1,000, will exchange for a private booke below 50th st., on the West Side the 20 West End av., a four story, basement and cellar pressed bricks and stone dwelling, near 70th st., 18x,00x,100, mortgage, \$18x,00 at 4 per cent. price \$35,000 will exchange 41so, 453 West 57th st., a four story, basement and cellar boownstone dwelling, 17x,55x,100. at 4 per cent.; price \$35,000 will exchange 41so, 453 West 57th st., a four story, basement and cellar boownstone dwelling, 17x,55x,100. at 4 per cent.; price \$35,000 will exchange 41so, 453 West 57th st., a four story, basement and cellar boownstone dwelling, 17x,55x,100. pho-photology and bathroom extension, open plumbling and hardwood floors. Also a house on the creat of Lenox Hill, near Pars av. 20 feet wide, open plumbling, two bathrooms offer, only \$45,000. Also, a corner house on Pars av. in the 60s, asking price, \$8x,000, suitable for remodelling.

Broadway, owner; A V Porter, architect:

(Horough of the fixons,)

Southern Boulevard, a s, 170 w trividy av:
two story storage bouse: Jacob bed,
Boelevard and Trinity av, owner, Charles
Rentz, Spring st and Bowers, architect.

cost White Plains av. ws. sos Elizabeth st. one-story storage house; J Henry Baser White Plains av. owner and archerol. white Plains av. owner and arcia of cost.

19th st. s.s. 425 w Courtlandt av. two story stable and storage Mrs Jessle flurars, 449 St Ann's av. owner. Wr fearly, 19th st. s.s. 425 w Courtlandt av. two story stable and storage Mrs Jessle flurars, 449 St Ann's av. owner. Wr fearly, 19th st. s.s. 449 St Ann's av. owner. Wr fearly, 19th st. wo story engline house City of New York, owner. Horgan & Stattery, architects, 20th st. s. 55 w Grand Concourse two story dwelling Thomas Jefferson, 46 E 26th st. s. 250 w Avenue B. improvement to dwelling. Auguste Heimslette, premises, owner. J. Mazean, Unionport, architect. cost.

2th st. av. 2052, rear, improvement to shed. Mrs. Jennie C. Taylor, premises, owner. Theodore Stone, same, architect. cost.

2th st and White Plains av. improvement to seven stores. W H. Kesting, premises, owner. Bronx. Architect cost.

2d av. w s. 50 n 154th st. Improvement to sore and show. Mrs. Lotta Ewaid, 2018 st. and Beinbridge av. owner. F. D. Miller, 2775 Decatur av. architect. cost.

White Plains av. w s. 80 s Elizabeth st. improvement to dwelling and store. J. H. Bauer, owner and architect cost.

White Plains av. w s. 80 s Elizabeth st. improvement to store. Ann Duggan, 185th st. and 3d av. owner. W Goggolz, 2202 Bathgate av. architect cost.

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12TH ST. 46 WEST Newly decorated room; private bath, references required 21ST ST. 56 WEST Central begains a grand small rooms; private baths; parier, dis as room; summer rate. The ST, 152 WEST—Choice rooms, 2d fact, put-vate house, good accommodations, convelored for gentlemen.

SID ST, 56 WEST Pleasant rooms souther plumbing, well appointed private house for some

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